ORDINANCE NO. 2007 - 005

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR COUNTY INITIATED AMENDMENT **GLADES REPLACEMENT HOSPITAL (LGA 2007-00015)**, MODIFYING PAGE 37 OF THE FLUA BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 50.96 ACRES, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF US HIGHWAY 441 AND HOOKER HIGHWAY, FROM COMMERCIAL WITH AND UNDERLYING 2 UNITS PER ACRE (C/2) AND AGRICULTURAL PRODUCTION (AP) TO INSTITUTIONAL AND PUBLIC FACILITIES (INST); PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearings on February 9, 2007 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on February 22, 2007 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received the Department of Community Affairs "Objections, Recommendations, and Comments Report," dated April 9, 2007 which was the Department's written review of the

proposed Comprehensive Plan amendments; and

WHEREAS, the written comments submitted by the Department of Community Affairs contained no objections to the amendments contained in this ordinance; and

WHEREAS, this map amendment is exempt from the twice per calendar year limitation on Comprehensive Plan amendments and is certified for expedited review by the State of Florida's Office of Tourism, Trade and Economic Development as permitted by F.S. 403.973; and

WHEREAS, on April 26, 2007 the Palm Beach County Board of County Commissioners held a public hearing to consider adoption of the amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Part I. Amendments to the Future Land Use Atlas of the Land Use Element of the 1989 Comprehensive Plan

The following amendment to the Land Use Element's Future Land Use Atlas are hereby adopted and attached to this Ordinance:

A. Future Land Use Atlas page 37 is amended as follows:

Application No.:	**Glades Replacement Hospital (LGA 2007-00015)**
Amendment:	From Commercial with and underlying 2 units per acre (C/2) and Agricultural Production (AP) to Institutional and Public Facilities (INST);
General Location:	On the Southwest corner of US Highway 441 and Hooker Highway
Size:	Approximately 50.96 acres;

Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

Part III. Severability

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Part IV. Inclusion in the 1989 Comprehensive Plan

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the 26th day of April, 2007.

ATTEST:
SHARON R. BOCK, CLERK

By: _____
Deputy Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

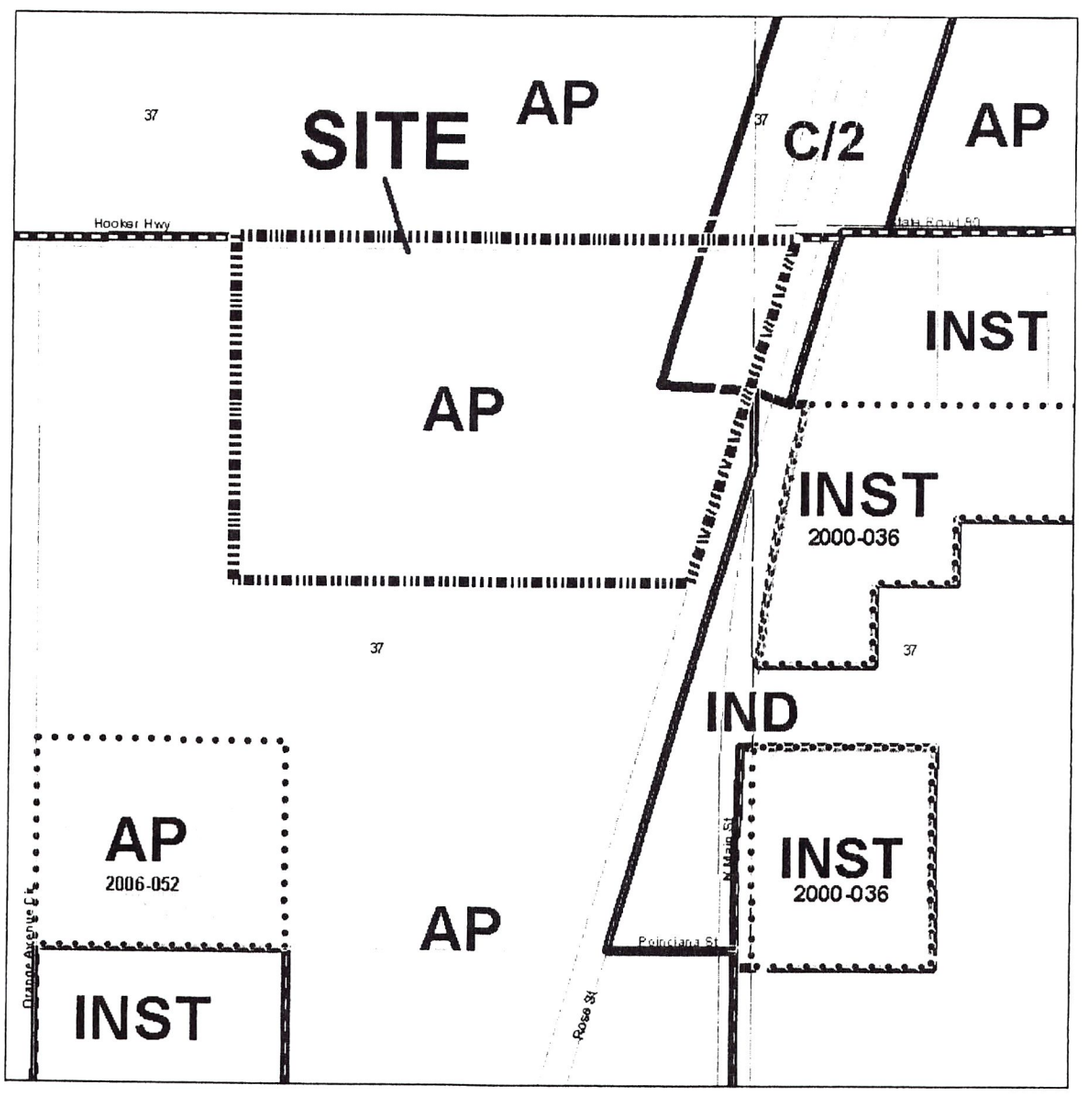
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COUNTY ATTORNEY

Filed with the Department of State on the 1st day of May, 2007.

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EXHIBIT 1

Amendment No.:	**Glades Replacement Hospital (LGA 2007-00015)**
FLUA Page No.:	37
Amendment:	C/2 & AP to INST
Location:	Southwest corner of US Highway 441 and Hooker Highway
Size:	50.96 acres (out of a 139.50 acre parcel)
Property No.:	50.96 acres out of 139.50 acres represented by PCN: 00-37-43-19-00-000-1040



STATE OF FLORIDA, COUNTY OF PALM BEACH
I, SHARON R. BOCK, Clerk and Comptroller
certify this to be a true and correct copy of the original
filed in my office on April 24, 2007
dated at West Palm Beach, FL on 5/8/07
By: Diane Brown
Deputy Clerk
COUNTY
FLORIDA